

**DRAFT**  
**BROWNFIELD REDEVELOPMENT AUTHORITY**  
**MINUTES**  
**SEPTEMBER 27, 2001**

The meeting was called to order at 12:17 p.m. at Troy City Hall, Lower Level Conference Room. Roll call was taken.

Members Present: Art Cotsonika, Victor Lenivov, Ken Wheeler, and Robert Swartz

Absent Members: Lon Ullmann, Bruce Wilberding, Leon Sowell

**EXCUSE ABSENT MEMBERS**

Resolution # 01-08

Moved by Cotsonika

Seconded by Swartz

Resolved, that the absent members be excused.

**APPROVAL OF MINUTES**

Resolution # 01-09

Moved by Lenivov

Seconded by Wheeler

Resolved, that the minutes of April 26, 2001 as amended to reflect the appropriate spelling of Mr. Lenivov's last name be approved.

Yeas: All (4)

Absent: Lon Ullmann, Bruce Wilberding, Leon Sowell

**OLD BUSINESS**

1. Brownfield members would like draft minutes mailed and/or e-mailed to them once the minutes are complete.
2. Doug Smith discussed updates on Brownfield sites (Stanley Door, Troy Hilton).

3. A presentation was made by Jill Ferrari from Atwell Hicks regarding potential Brownfield's in Troy and examples of what benefits could be provided if the owner of these sites wanted to designate them as Brownfield's. The discussion with Atwell Hicks included a thorough discussion about the type of lists or maps that could be made from public information, such as BEA's, LUST or blighted properties. A lengthy discussion took place regarding the dangerousness or liability and the advantages of such lists or maps. The BRA members recognize that the role of the BRA is, first, to encourage the use of Brownfield s to improve redevelopment in the City, and secondly, to be prepared to respond quickly when approached with a request for a Brownfield consideration. General consensus was to walk very carefully in putting together any list where an owner might be identified as having a Brownfield site that might not choose to want to have such a perception or designation made of his particular property. It was noted that an increase sensitivity to designations of this type have been heightened with the wetlands and natural features ordinance that is being considered by Troy City Council.

Out of the discussion came a number of issues and/or directions from the BRA to staff, they include:

1. Develop promotional materials using Ford New Holland and include the website both for information about the Brownfield and forms that may be necessary. This promotional effort should target brokers and lawyers as well as potentially interested parties or properties.
2. A map of the BEA's in Troy (approximately 17).
3. Check with the EPA and DEQ about federal and state grants that might be available.
4. Seek from the DEQ work plans for private property under Public Act 381 (these are only state filed work plans where school taxes are included in the TIF). Also, seek from MEGA any work plans that have been submitted from Troy.
5. Determine if the Oakland County \$1 million credit for BRA districts has been used already.

There was no new business.

There was no Public Comment.

During the conversations of the BRA it was noted that Old Business should keep a running tally or identify old topics, which have not been completed to date. Included in those should be the website and the revolving loan fund. The revolving loan fund discussions should include decisions or requirements the BRA should make once the revolving loan fund becomes operative.

**The meeting was adjourned at 1:58 p.m.**

**The next meeting is scheduled for January 17, 2002 at 3:00 p.m.**

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Robert Swartz, Chairman

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Doug Smith, Secretary and Treasurer